



City of El Paso – City Plan Commission Staff Report

Case No: SUSU13-00068 Horizon Hills Estates
Application Type: Major Final
CPC Hearing Date: August 22, 2013
Staff Planner: Nelson Ortiz, (915) 541-4931, ortiznx@elpasotexas.gov
Location: North of I-10 and East of Eastlake
Acreage: 104.86 acres
Rep District: East ETJ
Existing Use: Vacant
Existing Zoning: N/A
Proposed Zoning: N/A
Nearest Park: Two park/ponds proposed within subdivision
Nearest School: Adjacent to future school site (SISD Peyton Estates Elementary)
Park Fees Required: N/A
Impact Fee Area: N/A
Property Owner: Althon Investment, LLC
Applicant: Althon Investment, LLC
Representative: Del Rio Engineering, Inc.

SURROUNDING ZONING AND LAND USE

North: N/A / East ETJ / Vacant
South: N/A / East ETJ / Vacant
East: N/A / East ETJ / Residential Development
West: N/A / East ETJ / Residential Development

PLAN EL PASO DESIGNATION: O5 (Remote)

APPLICATION DESCRIPTION

The applicant proposes to subdivide 104.86 acres of vacant land for 453 residential lots averaging between 4,700 to 5,500 square feet, 6 commercial lots of varying size, two park/ponds with a combined 5.721 acres, and one 2.5-acre retention pond. Primary access to the subdivision is proposed from Frontage Road. This application is being reviewed under the current subdivision code.

CASE HISTORY

The City Plan Commission, at its regular meeting of April 18, 2013, voted to approve Horizon Hills Estates on a Major Preliminary application. With this application, the applicant is seeking approval of the final plat which has no major changes from the preliminary plat.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee's recommendation is **approval** of Horizon Hills Estates on a Major Final basis, subject to the following comments.

Planning Division Recommendation:

Approval as it complies with Title 19.

City Development Department - Land Development

We have reviewed subject plats and recommend **Approval**.

The Developer/Engineer needs to address the following comments.

1. Show all offsite contributing drainage areas (i.e. from the east).
2. Define runoff destination from WS1 & WS2. Runoff should be accounted for within limits of subdivision.
3. TXDoT approval required for all runoff onto I-10 and swale.
4. On the Dedication statement, both the Park/Ponds and the Pond should be dedicated to the County of El Paso and be labeled "Public" Park and "Public" Park/Pond on the Plat.
5. Provide the proper FEMA FIRM information; the sub-division falls between two panels.

Planning – Transportation Planning

1. Provide release of access note or document as applicable.
2. Temporary breakaway guard posts with retro-reflective end of road markers or Type III barricades shall be placed at end of Mark Twain Ave. where there is no existing connection to adjacent property.

Notes:

1. TxDOT approval/ coordination is required for access from Frontage and I-10.
2. All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall follow the City of El Paso Design Standards for Construction and be ADA/TAS compliant.

Parks and Recreation Department

We have reviewed **Horizon Hills Estates**, a major plat map; please note that this is a residential / commercial subdivision located with-in the City of El Paso east extra territorial jurisdiction (ETJ) area but not within the areas of potential annexation by the City.

Please note that this subdivision is composed of **453** lots, **and** includes a **3.33** acre "Park / Pond" and another **2.39** acre "Park / Pond" totaling **5.72** acres of "Park / Pond"

Per City standards 4.53 acres of "Parkland" would have been required, however,

This subdivision is excluded from the calculation for "Parkland Dedication" as described per ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space** as noted below.

Section 19.20.020 - Dedication Required

- A. Dedication Required.** All subdivisions located within the corporate limits of the City of El Paso and within those areas designated in the City's extra

territorial jurisdiction (ETJ), as identified on an official map kept in the Development Services Department.

El Paso Water Utilities

We have reviewed the subdivision described above and provide the following comments:

1. The El Paso Water Utilities – Public Service Board (EPWU-PSB) does not provide water or sanitary sewer service to the subject subdivision. EPWU records indicate that the property is located within the limits of the El Paso County Lower Valley Water District service area.
2. The plat pages shall reflect El Paso County Lower Valley Water District as the service provider for the subdivision.
3. The subject property is not located within the City of El Paso Eastside Impact Fee Service Area.

El Paso County 911 District

The following streets shall adhere to and be consistent with the 5 **digit addressing scheme** as GATEWAY WEST BLVD and MARK TWAIN AVE.

- CHAMISE DR
- SANDY PINE WAY
- SUNNYBANK WAY
- BLUE COPPER WAY
- SUMMER N WAY
- VIVALDI WAY
- FAIR OAKS CT
- ARDEN CT

Request that spelling be checked for **SUMMER N WAY**.

El Paso Department of Transportation

We have reviewed revised TIA and have no objections.

El Paso Fire Department

No comments received.

Sun Metro

No comments received.

Central Appraisal District

No comments received.

El Paso Electric Company

No comments received.

Texas Gas Company

No comments received.

Socorro Independent School District

No comments received.

Additional Requirements and General Comments:

1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

Applicant shall address the following comments prior to recordation:

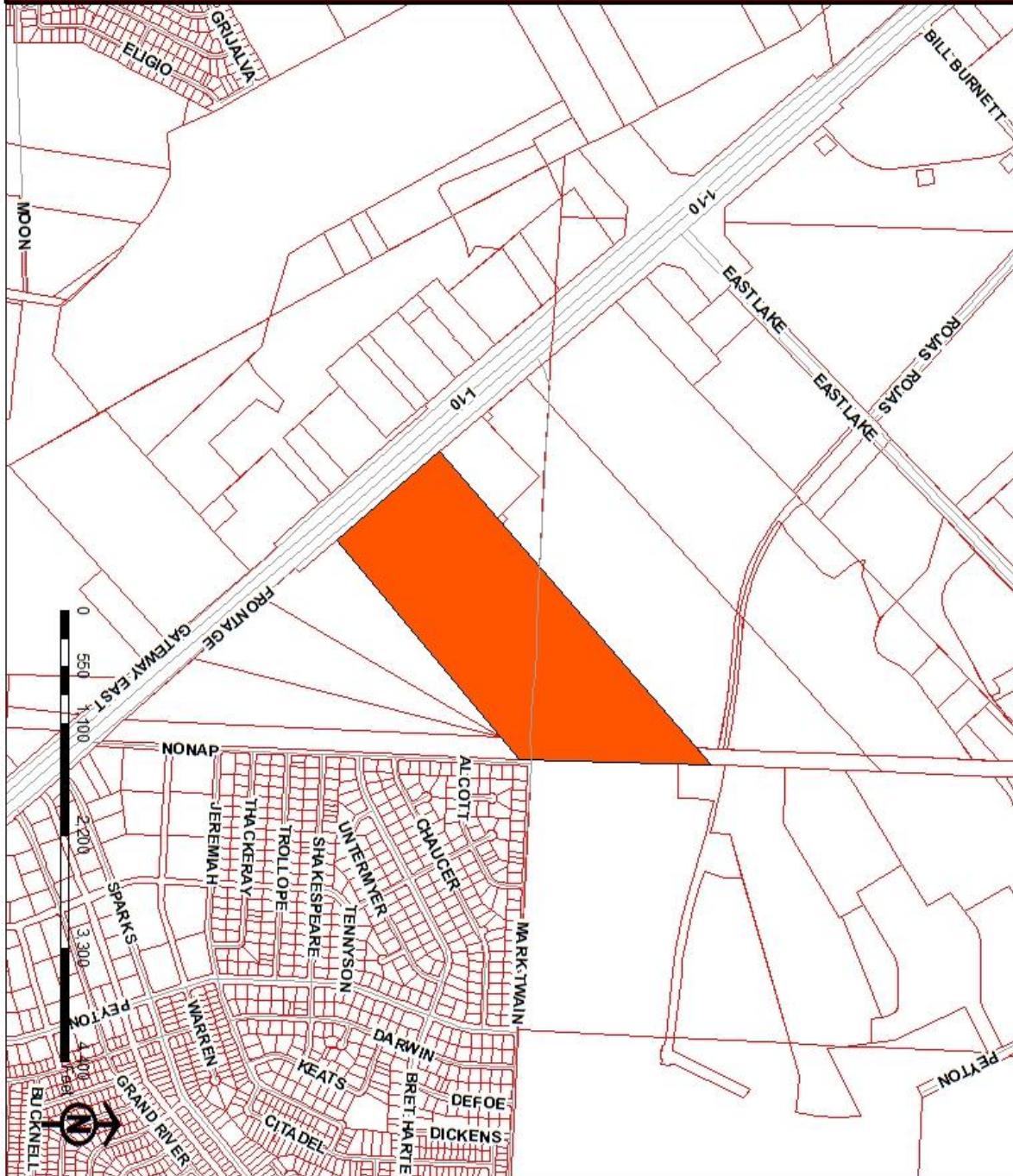
1. Submit release of access as applicable.
2. Remove Eastside Service Area table from sheet 2 of 4. Subdivision not located within Impact Fee Service Area.
3. Correct acreage on Dedication Statement.

Attachments

1. Location map
2. Aerial map
3. Final plat
4. Application

ATTACHMENT 1

HORIZON HILLS ESTATES

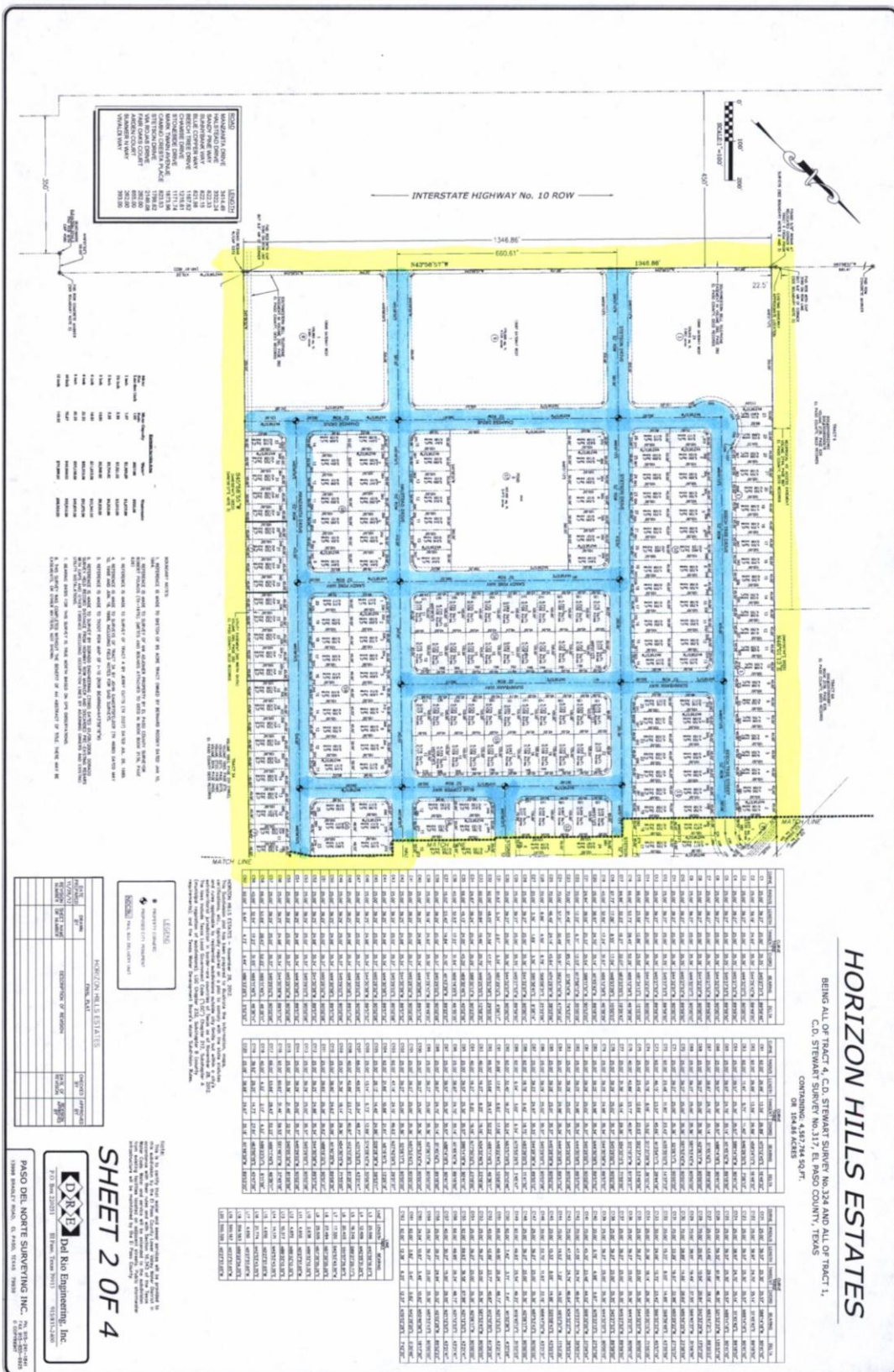


ATTACHMENT 2

HORIZON HILLS ESTATES



ATTACHMENT 3





ATTACHMENT 4



CITY PLAN COMMISSION APPLICATION FOR MAJOR FINAL SUBDIVISION APPROVAL

DATE: 8/1/2013 FILE NO. SUSU13-00068
SUBDIVISION NAME: Horizon Hills Estates

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Being all of Tract 4, C.D. Stewart Survey No. 324 and all of Tract 1, C.D. Stewart Survey No. 317 El Paso County, Texas
2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	<u>42.80</u>	<u>455</u>	Office		
Duplex			Street & Alley		
Apartment			Ponding & Drainage	<u>2.47</u>	<u>1</u>
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park	<u>5.72</u>	<u>2</u>			
School					
Commercial	<u>19.52</u>	<u>6</u>	Total No. Sites		<u>462</u>
Industrial			Total (Gross) Acreage	<u>104.86 acres</u>	
3. What is existing zoning of the above described property? N/A Proposed zoning? Residential
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No
5. What type of utility easements are proposed: Underground X Overhead Combination of Both
6. What type of drainage is proposed? (If applicable, list more than one)
Retention Basin Design
7. Are special public improvements proposed in connection with development? Yes No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes X No
If answer is "Yes", please explain the nature of the modification or exception Street R.O.W. within the Subdivision
from County's required 60' to 52' within 32' of easement. Minimum lot size reduction from
County's Allowable 4,000 sq. ft. to 4,500 sq. ft.
9. Remarks and/or explanation of special circumstances:
10. Improvement Plans submitted? Yes X No
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes No
If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 -
Vested Rights (See Attached).

12. Owner of record Althea Investments, LLC 310 N. Mesa Ste 518 El Paso, TX 79901 (915) 532-3100
(Name & Address) (Zip) (Phone)
13. Developer Althea Investments, LLC 310 N. Mesa Ste 518 El Paso, TX 79901 (915) 532-3100
(Name & Address) (Zip) (Phone)
14. Engineer Del Rio Engineering P.O. Box 220251 El Paso, TX 79913 (915) 853-2400
(Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION
FEE: \$1,796.00

OWNER SIGNATURE: _____

REPRESENTATIVE: _____

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.